



PRESENT:

Mr. F. Wayne Bass, Chairman
Dr. William P. Brown, Vice Chairman
Mr. Russell Gulley
Mr. Sam R. Hassen
Mr. Reuben J. Waller, Jr.
Mr. Kirkland A. Turner, Secretary to the Commission,
Planning Director

ALSO PRESENT:

Ms. Dorothy Jaeckle, Bermuda District Supervisor,
Board of Supervisors
Ms. Marlene Durfee, Matoaca District Supervisor
Board of Supervisors
Mr. William Dupler, Interim Deputy County Administrator
Community Development
Mr. Michael E. Tompkins, Assistant Director,
Development Review Section, Planning Department
Mr. Glenn E. Larson, Assistant Director, Plans
and Information Section, Planning Department
Mr. Gregory E. Allen, Planning Manager, Development
Review Section, Planning Department
Mr. Carl D. Schlautdt, Planning Manager, Development
Review Section, Planning Department
Mr. Allan Carmody, Director,
Budget Management Department
Ms. Heather Barrar, Principal Planner, Advance Planning and
Research Section, Planning Department
Mr. James K. Bowling, Principal Planner, Advance Planning
and Research Section, Planning Department
Mr. Robert V. Clay, Planning and Special Projects Manager,
Development Review Section, Planning Department
Mr. Charles Dane, Deputy Director,
General Services Department
Ms. Teresa C. Davis, Planning and Special Projects Coordinator,
Development Review Section, Planning Department
Ms. Barbara Fassett, Planning Manager, Advance Planning and
Research Section, Planning Department
Mr. Steven F. Haasch, Principal Planner, Advance Planning and
Research Section, Planning Department

Mr. Tom Jacobson, Revitalization Director,
Economic Development Department
Mr. Michael Janosik, Planning Administrator,
Development Review Section, Planning Department
Ms. Emily Masters, Administrative Secretary,
Advance Planning and Research Section, Planning Department
Mr. Zachary Mayo, Planning Data and Geographic Analyst,
Advance Planning and Research Section, Planning Department
Ms. Pamela Nichols, Clerk to the Commission,
Administration Section, Planning Department
Ms. Jane Peterson, Planning and Special Projects Manager,
Development Review Section, Planning Department
Ms. Beverly Rogers, Planning Administrator
Planning Department
Mr. R. John McCracken, Director,
Transportation Department
Mr. James Banks, Assistant Director,
Transportation Department
Fire Chief Loy Senter, Fire Administration,
Fire and EMS
Mr. Richard M. McElfish, Director
Environmental Engineering Department
Ms. Cynthia O. Richardson, Director of Planning,
School Administration
Ms. Traci E. Teasley, Executive Director of Research & Planning,
School Administration
Mr. Rick Witt, Assistant Building Official,
Building Inspection Department
Mr. Dave Wolverton, Microcomputer Analyst
Information Systems Technology
Mr. Bill Wright, Assistant Director Engineering,
Utilities Department
Mr. George "Bubba" Bowles, Senior Engineer
Utilities Department

WORK SESSION.

Messrs. Bass, Brown, Gulley, Hassen, Waller and staff assembled at 1:00 p. m. in the Public Meeting Room, Chesterfield County Administration Building, 10001 Lori Road Chesterfield, VA, for a work session.

I. CALL TO ORDER.

Mr. Bass, Chairman, called the meeting to order in the Public Meeting Room, Chesterfield County Administration Building.

II. INVOCATION.

Mr. Hassen presented the invocation.

III. PLEDGE OF ALLEGIANCE TO THE FLAG OF UNITED STATES OF AMERICA.

The Commissioners led the Pledge of Allegiance to the Flag.

IV. APPROVAL OF THE FEBRUARY 9, 2011 MINUTES:

On motion of Mr. Waller, seconded by Mr. Hassen, the Commission resolved to approve the February 9, 2011 Draft Comprehensive Plan Minutes.

AYES: Messrs. Bass, Brown, Gulley, Hassen and Waller.

Mr. Bass introduced and welcomed Ms. Emily Masters, the new temporary Administrative Secretary with the Advance Planning and Research Section of the Planning Department.

Before the presentation of topics for the work session, Mr. Bass asked Mr. Larson questions relative to format and structure of the draft Plan. In response, Mr. Glenn Larson stated the structure of the Plan included the scope, input from the joint meetings with the Board of Supervisors/Planning Commission/School Board, staff and citizens.

Mr. Bass stated the Plan's Introduction was redundant and the plan should be reformatted to be reader friendly and understandable

Mr. Hassen commented that the concepts were spread across sections of the plan which made it difficult to follow.

In response to Mr. Hassen's comment, Mr. Glenn Larson stated technology will link the different sections of the Plan.

Mr. Gulley stated the current format was difficult to review, and agreed the plan should be more reader friendly.

Mr. Waller commented that the users of the plan, the citizens, should be able to understand the impact of the Plan without legal representation; and directed staff to demonstrate how the plan would impact a property owner.

Dr. Brown cautioned that adding specific details to the plan could cause numerous revisions to the plan.

Mr. Bass stated the Commission was not happy with the current format of the Plan; and directed staff to reformat the draft Plan.

On motion Mr. Bass, seconded by Mr. Gulley, the Commission agreed to schedule the next work session for March 17, 2011, to give staff time to reformat the plan to make it more user-friendly.

AYES: Messrs. Bass, Brown, Gulley, Hassen and Waller.

It was the consensus of the Commission to review the changes from the February 9, 2011 work session at a later date.

V. TRANSPORTATION POLICY ELEMENT (CHAPTER IV).

Mr. Bass asked Mr. John McCracken if he was pleased with the draft plan and the transportation element in the plan.

Mr. McCracken stated he was not comfortable with the transportation part of the plan; and stated the critical part of the plan would be the end result as to what the county's expectations would be and to inform the citizens and the developers.

Mr. Gulley asked Mr. McCracken for his view on the implementation the of transportation element.

In response to Mr. Gulley's question, Mr. McCracken stated that he has many questions; he was unaware of the internal structure with the consultants and the Planning Department staff; and there were many issues still needed to be resolved.

Mr. Kirk Turner stated that the Planning Department staff followed the Board of Supervisors' directive to hire a consultant with a fresh, outside look at the county and to obtain feedback from staff. He asked the Commission to from the consultants and staff before making decisions on the plan elements.

Mr. McCracken stated the Transportation Department welcomed an outside, independent and critical look at the way the county has been doing transportation planning; however, there are some major differences in the approach of key elements.

Mr. Waller stated the Commission needed to know the Transportation Department's concerns with the transportation element.

Mr. Gulley advised Mr. Waller that at the February 9, 2011 work session, he had directed staff to provide the Commission with copies of all comments between staff and the consultants.

Mr. Hassen stated the Commission needs to hear the differences in staffs' approach; and needs to understand how the transportation element applies to other aspects of the plan.

Mr. Gulley asked for an update on his request for information relative to the contract with the consultants.

Mr. Turner advised Mr. Gulley that staff was assembling the requested information, to be reviewed by the Purchasing Department and the County Attorney's Office, before distribution to the Commission; and that Ms. Lorna Parkins was prepared to respond to the Commission's questions on the contract and Request for Proposal (RFP).

Mr. Glenn Larson presented Ms. Lorna Parkins, a consultant with the Michael Baker Corporation.

Ms. Parkins provided an overview of the presentation and noted the presentation was designed to inform the Commission how the Plan was put together. She stated topics for the presentation would include the Comprehensive Plan Requirements for Transportation; the Transportation Policy Element relative to the Goals, Objective, Policies and Actions; and lastly the Transportation Plan to include the Thoroughfare, Transit, and Bicycle and Pedestrian Plans. She stated the Draft

Comprehensive Plan, by design, is not a highly detailed document; therefore, the Action Items are identified as a strategic plan to be followed to fill the gaps and to give more resources in implementing the plan. She mentioned the County would be tasked with committing resources to developing more detailed plans after the acceptance of the high level of directions for Land Use and Transportation.

Mr. Gulley asked Ms. Parkins what was Michael Baker's status in relation to the comprehensive plan contract. He asked did Michael Baker agree to the contract or does Baker have a separate contract? She replied that Michael Baker has the same contract as the Renaissance Planning Group. She noted their contract contained revisions to the original RFP. For example, she stated, the RFP states detailed cost estimates will be provided; the contract was revised to indicate that only planning level estimates will be prepared. Ms. Parkins stated they have those cost estimates but they were not contained in the plan; and they did not determine detailed funding sources because the plan is long range. In addition, she stated the contract is more in line with the policies and recommendations level found in the plan and not a balance sheet approach; and that there were revisions made during the contract negotiation process.

Due to technical difficulties, the Commission recessed at 1:53 p.m.

The Commission reconvened at 2:03 p.m.

Ms. Parkins' presentation began with references to the Virginia State Codes relative to the Comprehensive Plan Requirements Updated in 2007 and Requirements for Virginia Department of Transportation (VDOT) Review. She provided brief overview of the Transportation Policy Element Goals to include objectives, policies and actions. The Transportation Plan presentation included the following topics: Travel Demand; Build-Out Considerations; Approach to Identifying Future Needs; Functional Classification; Performance; Costs; Transit Plan; Transit Recommendations Map; Local Circulator; Line Haul Service; HOV/HOT; Commuter Rail; Bicycle and Pedestrian; and Bike-Ped Guidelines.

Ms. Parkins responded to the Commission's request for more details about transportation to include questions relative to Fiscal Responsibility; Build-Out Consideration; and Woolridge Road's parallel comparison to Route 60.

During the presentation, the Commission requested staff to provide the following information: Traffic figures on big rig traffic on Routes 360 and 288; Difference in ROW/lanes between current and draft thoroughfare Plan map; Current transportation map (to include Powhite extension from 360 to 95) over draft Land Use; and current Land Use map overlay with Thoroughfare Plan.

Mr. Gulley expressed appreciation to Ms. Parkins and stated there were differences of opinions; however, the presentation was very comprehensive.

The Commission recessed at 3:38 p.m.

The Commission reconvened at 3:48 p.m.

VI. PRESENTATION BY THE ECONOMIC DEVELOPMENT DEPARTMENT.

Mr. Will Davis presented an overview of economic growth within Chesterfield County to include developments in Western Midlothian, Chesterfield Airport, Powhite/Chippenham, Meadowville, Ettrick and Walthall Gateways, and Route 288, Eastern and Western Midlothian, Eastern and Western Hull Street, Route 10, and Jefferson Davis Corridors. He also provided an overview of three (3) web based marketing sites: Business First Greater Richmond, Chesterfield My Business Starts Here and Shop Chesterfield First.

Mr. Bass expressed appreciation to Mr. Davis.

VII. ECONOMIC DEVELOPMENT AND REVITALIZATION POLICY ELEMENTS (CHAPTER V).

The Commission will schedule review of these elements after the Plan has been reformatted.

VIII. ADJOURNMENT.

On motion of Mr. Gulley, seconded by Dr. Brown, the Commission scheduled the next work session for March 17, 2011.

AYES: Messrs. Bass, Brown, Gulley, Hassen and Waller.

There being no further business to come before the Commission, it was on motion of Mr. Gulley seconded by Mr. Waller, that the meeting adjourned at 4:50 p.m. to Tuesday, March 15, 2011, at 3 p.m. in the Public Meeting Room, Chesterfield County Administration Building, Chesterfield, Virginia, for the Planning Commission's regularly scheduled meeting.

Chairman/Date

Secretary/Date